

# Grafton MBTA Zoning Compliance Update

April 10, 2023

Gabe Trevor, CMRPC



# Background

- Grafton is required to comply with the MBTA 3A zoning law passed in early 2021.
- For the purposes of these new regulations, Grafton is identified as an “Adjacent Community,” which defines the nature of compliance and the required deadline for compliance.
- As an Adjacent Community, Grafton is required to submit a demonstration of district compliance by December 31, 2024.

# Compliance Guidelines

- Towns subject to MBTA 3A Zoning regulations must fulfill the following requirements:
- A total of 50 acres of land that allow 15 housing units per acre by right with site plan review allowed
- One contiguous area of at least 25 acres in size
- All other areas must be a minimum of five acres in size

## Work so far

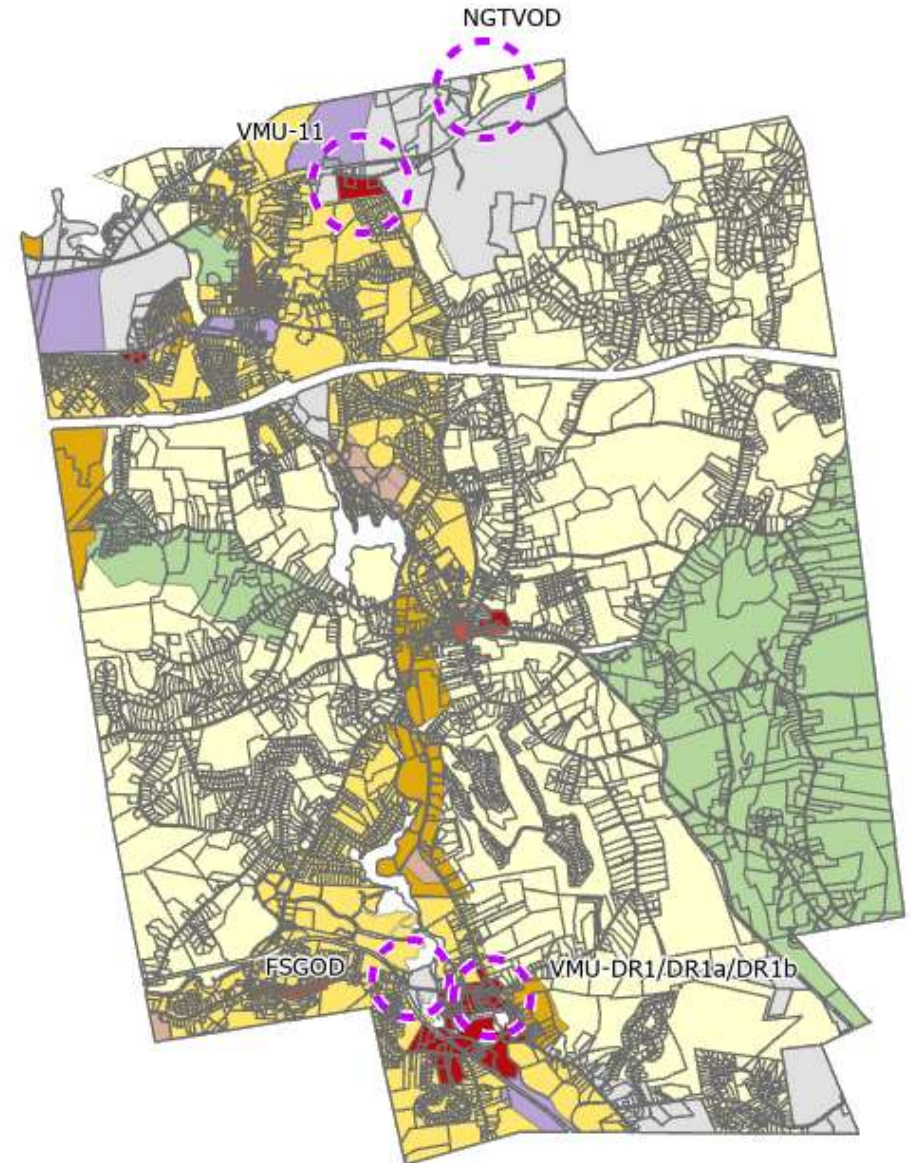
- CMRPC staff have met with Town Planner Fiona Coughlan and Planning Board member Dave Robbins to determine some approaches to demonstrate compliance with the law.
- In the following presentation, we will compare four different approaches that will require minimal changes to the zoning bylaws to demonstrate compliance.

Compliance is focused on four different portions of existing zoning :

North Grafton Transit Village Overlay District (NGTVOD)

Fisherville Smart Growth Overlay District (FSGOD)

Village and Neighborhood Mixed Use (VMU)



These are four options developed by CMRPC staff with Fiona Coughlan and Dave Robbins.

These options are based on existing zoning, which means minimal changes may be needed.

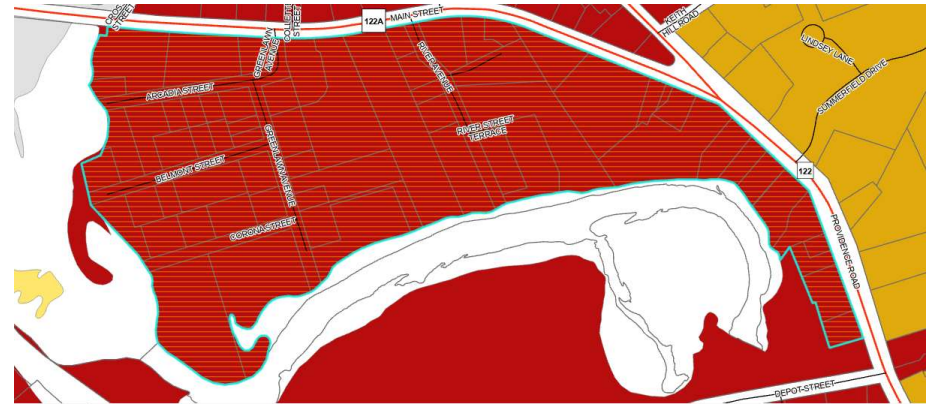
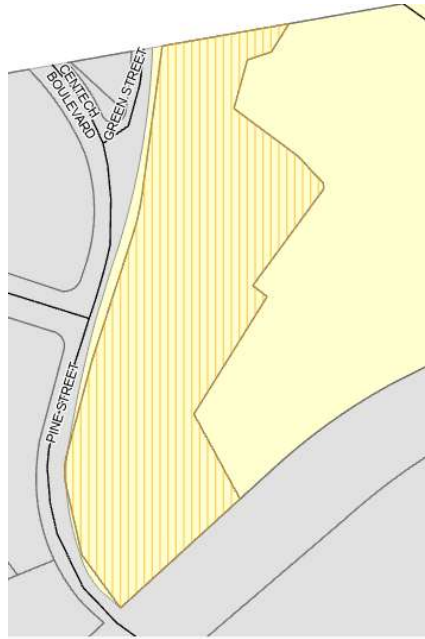
Changes that may be required include:

- A reduction of inclusionary zoning percentage in the compliance areas.
- Changes to the amount of multi-family zoning allowed as-of-right to mitigate a density imbalance between VMU and 40R districts.

Both changes could be implemented simply using a new overlay district.

	District 1	District 2	District 3	
<b>Option 1</b>	<b>NGTVOD-40R-1</b>	<b>VMU-DR1</b>	<b>VMU-11</b>	<b>Total</b>
<b>District Acreage</b>	8.9	33	19.7	61.7 acres
<b>Unit Capacity per District</b>	628	143	126	897 units
<b>Dwelling Units per Acre</b>	73.6	4.9	6.7	15.8 units per acre
<b>Option 2</b>	<b>NGTVOD-40R-1</b>	<b>VMU-DR1</b>	<b>FSG-OD-2</b>	<b>Total</b>
<b>District Acreage</b>	8.9	33	9.8	51.8 acres
<b>Unit Capacity per District</b>	628	143	246	1017 units
<b>Dwelling Units per Acre</b>	73.6	4.9	25.7	21.4 units per acre
<b>Option 3</b>	<b>NGTVOD-40R-1</b>	<b>VMU-DR1a</b>	<b>FSG-OD-2</b>	<b>Total</b>
<b>District Acreage</b>	8.9	61.1	9.8	79.9 acres
<b>Unit Capacity per District</b>	628	368	246	1242 units
<b>Dwelling Units per Acre</b>	73.6	8.5	25.7	20.2 units per acre
<b>Option 4</b>	<b>NGTVOD-40R-1</b>	<b>VMU-DR1b</b>	<b>FSG-OD-2</b>	<b>Total</b>
<b>District Acreage</b>	8.9	69.4	9.8	88.2 acres
<b>Unit Capacity per District</b>	628	389	246	1263 units
<b>Dwelling Units per Acre</b>	73.6	7.5	25.7	18.1 units per acre

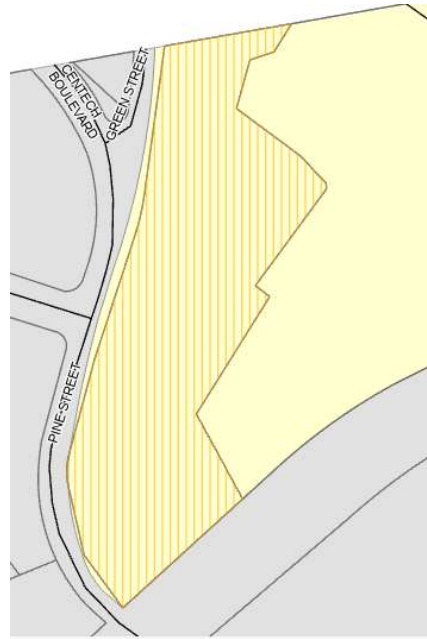
# Option 1



	District 1	District 2	District 3	
Option 1	NGTVOD-40R-1	VMU-DR1	VMU-11	Total
District Acreage	8.9	33	19.7	61.7 acres
Unit Capacity per District	628	143	126	897 units
Dwelling Units per Acre	73.6	4.9	6.7	15.8 units per acre



# Option 2

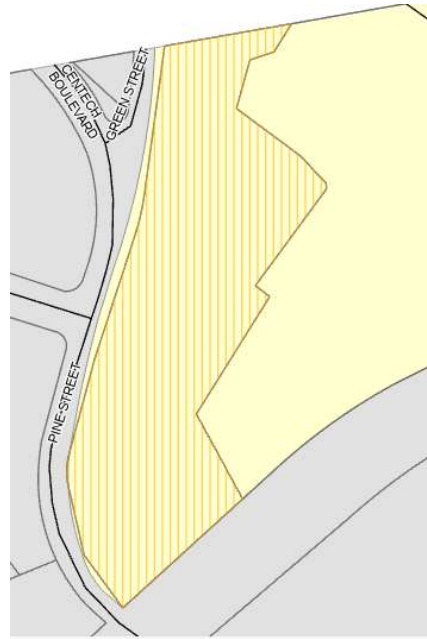


	District 1	District 2	District 3	
Option 2	NGTVOD-40R-1	VMU-DR1	FSG-OD-2	Total
District Acreage	8.9	33	9.8	51.8 acres
Unit Capacity per District	628	143	246	1017 units
Dwelling Units per Acre	73.6	4.9	24.7	21.4 units per acre



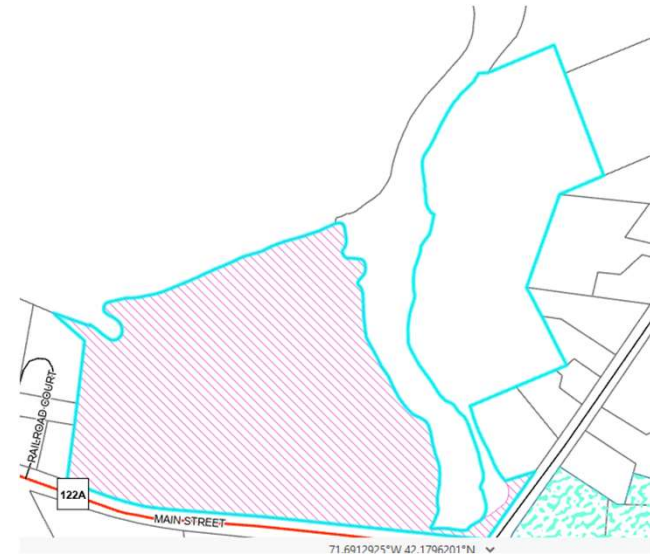
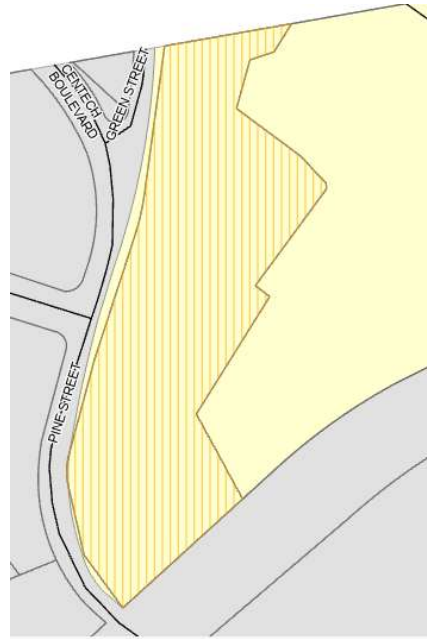


# Option 3



	District 1	District 2	District 3	
Option 3	NGTVOD-40R-1	VMU-DR1a	FSG-OD-2	Total
District Acreage	8.9	61.1	9.8	79.9 acres
Unit Capacity per District	628	368	246	1242 units
Dwelling Units per Acre	73.6	8.5	25.7	20.2 units per acre

# Option 4



	District 1	District 2	District 3	
Option 4	NGTVOD-40R-1	VMU-DR1b	FSG-OD-2	Total
District Acreage	8.9	69.4	9.8	88.2 acres
Unit Capacity per District	628	389	246	1263 units
Dwelling Units per Acre	73.6	7.5	25.7	18.1 units per acre

# Any questions?

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